MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

DECEMBER 3, 2013

CALL TO ORDER
Mayor Patino called the meeting to order at 5:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino.

STAFF MEMBERS PRESENT
City Manager Haydon, City Attorney Trujillo, Deputy City Manager Lara, Deputy City Manager Barnhard, Director of Utilities Sweet, and Deputy City Clerk Cleary.

PUBLIC COMMENT
There were no requests to speak.

RECESS:
Mayor Patino recessed the meeting to a Closed Session at 5:32 p.m. for a Conference with real property negotiators pursuant to Government Code Section 54956.8. Property: APN 117-820-002 (20 acre portion). Agency Negotiator: Director of Utilities Negotiating Parties: City of Santa Maria and Nick Tompkins. Under Negotiation: Price and terms of payment.

The second item during the Closed Session was a Conference with Labor Negotiators pursuant to Section 54957.6 of the Government Code; Agency Representative: Deputy City Manager; Employee Organizations: Santa Maria Police Officers Association (SMPOA); Santa Maria Police Association of Middle Management (SMPAMM); Santa Maria Fire Fighters Union (Local 2020); Service Employees International Union (SEIU) Local 620; Public Safety Managers; and Non-Represented Management and Confidential Employees.

INVOCATION:
Pastor Carl Nielsen from Bethel Lutheran Church gave the invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Boysen led the Pledge of Allegiance.

RECONVENE AND CALL TO ORDER:
Mayor Patino called the meeting to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino

STAFF MEMBERS PRESENT
City Manager Haydon, City Attorney Trujillo, Director of Community Development Appel, Deputy City Manager Lara, Deputy City Manager Barnhard, Fire Chief Orr, Police Chief Martin, Director of Recreation and Parks Posada, Director of Utilities Sweet, Director of Public Works/City Engineer Whitehead, Director of Administrative Services Visé, and Deputy City Clerk Cleary.

CLOSED SESSION REPORT:
City Attorney Trujillo reported that there was no reportable action on the two closed session items.

1. PROCLAMATIONS/PRESENTATIONS:
There were no proclamations or presentations.

2. PUBLIC COMMENT PERIOD:
There were no public comments.

3. CONSENT CALENDAR:
Councilmember Boysen recused himself from Item 3D, Warrants, due to a financial conflict of interest.

Consent Calendar Items 3A through 3F (except Item 3D) were approved on motion by Councilmember Orach, seconded by Councilmember Green, and carried on the following vote: 5-0

AYES:	Councilmembers Orach, Green, Boysen, Zuniga, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

Consent Calendar Item 3D only was approved on motion by Councilmember Orach, seconded by Councilmember Zuniga, and carried on the following vote: 4-0-1

AYES: Councilmembers Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: Councilmember Boysen

CITY MANAGER/CITY CLERK:

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the Regular City Council Meeting of November 19, 2013, were approved as amended.

C. MEMORANDUM OF UNDERSTANDING AMENDMENT
The City Council adopted Resolution 2013-103 approving amendments to and an extension of the current Memorandum of Understanding (MOU) with the Santa Maria Police Association of Middle Management (SMPAMM).

Resolution No. 2013-103 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AMENDMENTS TO AND AN EXTENSION OF THE CURRENT MEMORANDUM OF UNDERSTANDING (MOU) WITH THE SANTA MARIA POLICE ASSOCIATION OF MIDDLE MANAGEMENT (SMPAMM)

D. WARRANTS
Warrant Nos. 183185 to 183479 totaling $1,672,508.71 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant Nos. 182776, 183054, and 183074 were cancelled.

E. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

F. SUMMARY VACATION OF EASEMENT OF LA VIGNA
The City Council adopted Resolution 2013-104 permitting vacation of an existing ten foot wide public sewer easement over Lots 35, 36, 37, & 38 of La Vigna II, Tract 5964, pursuant to the Streets and Highway Code, Part 3, Chapter 4, §8333.

Resolution No. 2013-104 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, SUMMARY VACATION OF AN EXISTING 10' WIDE PUBLIC SEWER EASEMENT OVER LOTS 35, 36, 37, & 38 OF LA VIGNA II, TRACT 5964.

PUBLIC HEARING:

4. GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR ATLAS COPCO MAFI-TRENCH, NORTH OF THE SANTA MARIA VALLEY RAILROAD, SOUTH OF STOWELL ROAD, EAST OF BLACK ROAD AND WEST OF "E" STREET, GPZ-2013-0001, E-2013-0002. Community Development Director Appel introduced guests Richard Dalton, Environmental Consultant, and Brian Halverson, Project Planner who summarized the project and explained the Environmental Impact Report (EIR) with regard to Assessor's Parcel No. 117-820-002 (portion).

Mr. Halverson thanked those involved with the research and implementation of the project. He explained that the existing land use designation of the property is Community Facilities (CF) and the proposed general plan is General Industrial (GI). The existing zoning is Public Facilities (PF) and the proposed zone change would be to Planned Development/General Manufacturing (PD/M-2). The proposed facility is a 260,000 sq. ft. facility for engineering, testing, assembling, and manufacturing of hydrocarbon expander-compressors, turbines, and cryogenic pumps. He went on to explain the three phases of the project and the next steps to be taken including the approval of the project by Council through the first reading tonight, adoption of the second reading at the next Council meeting on December 17, and then going back to the Planning Commission on December 18.

Richard Dalton gave a brief overview of the Subsequent Environmental Impact Report (SEIR). He pointed out a significant impact linked to the conversion of prime agricultural land to urban use and special-status wildlife species. The site doesn't contain any valuable habitat, however, aquatic habitat identified off-site in the region may have aquatic life that could cross into the project site during construction. Significant impacts that can be mitigated to less than significant levels included the change in aesthetics of the area, expansive soils hazards, and construction emissions.

Four project alternatives were also researched. 1. A No Project/Existing Zoning would not significantly reduce or increase any of the project impacts identified in the SEIR. 2. A Reduced Project Alternative would reduce the overall amount of site disturbance and eliminate the test stand reducing the impacts related to the conversion of prime farmland. 3. The Reduced site/Disturbance Alternative would result in similar project impacts as those identified for the proposed project. 4. The Alternative Project Site would reduce impacts on agricultural and biological resources, but is located on a site in close proximity to both an existing park and concentrated residential subdivision. Alternative 2, the Reduced Project Alternative, was identified as the Environmentally Superior Alternative mostly because it does reduce the impacts on agriculture resources and slightly reduces the impacts of air contaminants.

The draft EIR was circulated to the public. Three responses were received, none of which changed the environmental impact indicated in the draft SEIR. One letter was from Santa Barbara County Air Pollution Control District requesting the EIR describe a requirement for a health risk assessment from the diesel emergency generators. Native American Heritage Commission requested an archaeological survey. City of Santa Maria Utilities Department requested a clarification in the SEIR project description.

Written communications
There were no written communications.

Public Hearing
Marc Leduc spoke in favor of the plan. As a long-time Santa Maria resident and 31-year employee with Mafi-Trench, he feels the company is a great employer running a successful business both locally and overseas. He encouraged the Council to approve the project.

James Reilly, General Manager of Atlas Copco Mafi-Trench, spoke in favor of the trench project and hopes everyone in the community will see the value in approving this project.

Council Discussion
Councilmember Orach spoke of the long history of Atlas Copco in the community and he supports the project.

Councilmember Zuniga thanked the group for discussing the project so thoroughly for the better understanding of the public and she feels the project will be a wonderful opportunity for the city.

Councilmember Boysen hopes the vote tonight will let businesses outside of Santa Maria know how business friendly Santa Maria is.

Councilmember Green hopes this kind of business will continue to increase in Santa Maria.

Mayor Patino thanked the company for their efforts and their interest in working in Santa Maria.

Resolution No. 2013-105 was adopted certifying the Atlas Copco Mafi-Trench final subsequent environmental impact report (E-2013-0002; SCH #2013071096), making California Environmental Quality Act findings, adopting a statement of overriding considerations and adopting a mitigation monitoring program for the Atlas Copco Mafi-Trench project, File Nos. GPZ-2013-0001, PD-2013-0001 on motion by Councilmember Orach, seconded by Councilmember Boysen, and carried on the following vote:

AYES: Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2013-105 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, CERTIFYING THE ATLAS COPCO MAFI-TRENCH FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (E-2013-0002; SCH #2013071096), MAKING CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND ADOPTING A MITIGATION MONITORING PROGRAM FOR THE ATLAS COPCO MAFI-TRENCH PROJECT, FILE NOS. GPZ-2013-0001, PD-2013-0001

Resolution No. 2013-106 was adopted amending the land use policy map for approximately 20 acres located north of the Santa Maria Valley railroad, south of Stowell Road, east of Black Road, and west of E Street, File Nos. GPZ-2013-0001, PD-2013-0001, E-2013-0002 on motion by Councilmember Orach, seconded by Councilmember Boysen, and carried on the following vote:

AYES: Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2013-106 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING THE LAND USE POLICY MAP FOR APPROXIMATELY 20 ACRES LOCATED NORTH OF THE SANTA MARIA VALLEY RAILROAD, SOUTH OF STOWELL ROAD, EAST OF BLACK ROAD AND WEST OF "E" STREET, FILE NOS. GPZ-2013-0001, PD-2013-0001, E-2013-0002

Ordinance No. 2013-13 to be introduced for first reading and continued to the next meeting for a second reading and adoption rezoning 20 acres from PF (Public Facilities) to PD/M-2 (Planned Development/General Manufacturing), Assessor's Parcel No. 117-820-002 (portion) on motion by Councilmember Orach, seconded by Councilmember Boysen, and carried on the following vote:

AYES: Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2013-13 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, REZONING APPROXIMATELY 20 ACRES LOCATED NORTH OF THE SANTA MARIA VALLEY RAILROAD, SOUTH OF STOWELL ROAD, EAST OF BLACK ROAD AND WEST OF "E" STREET, FILE NOS. GPZ-2013-0001, PD-2013-0001, E-2013-0002, ASSESSOR'S PARCEL NUMBER 117-820-002 (PORTION)

REPORT BY CITY MANAGER:
City Manager Haydon announced the next City Council meeting will cover topics including the retirement of Planning Division Manager Peggy Woods; the retirement of Lieutenant Kim Graham; the Volunteer of the Month with the Recreation and Parks department; the Lights, Sights, and Holiday Nights Awards; the cancellation of the January 7th Council meeting; the second reading of an ordinance for the Atlas Copco Mafi-Trench project, 2013 Fire Code Updates, two calls for bids for the West Park Avenue Water Line Replacement and the Dena Avenue/Bay Street concrete improvement project; a citywide street sweeping services agreement, the sale of City-owned property (Mafi-Trench project), and the Mayor Pro Tem appointment.

Warming centers will be open the next three nights from 4:00 p.m. to 8:00 a.m. at The Newlove Community Center, 1619 South Thornburg Street. This Friday, December 6th, will be the tree lighting ceremony in front of City Hall beginning at 5:30 p.m. Mayor Patino mentioned the tree lighting was to begin at 5:15 p.m. Saturday, December 7th will be the Parade of Lights beginning at Stowell and proceeding northbound on Broadway.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS):

Councilmember Boysen thanked everyone for their participation in the KCOY food drive where 418 turkeys were donated. One hundred were given to the Salvation Army, another one hundred were given to Catholic Charities, thirty went to the Rescue Mission, and a couple of other organizations received the balance. $8,000 was also raised during the day.

Councilmember Green reported he met with a Walmart representative recently.

Councilmember Orach reported he met with the Walmart representative and others to talk about some of the issues with City properties and annexing them. He also introduced Paul Hood, Executive Director of LAFCO, to City Staff recently.

Councilmember Zuniga reported she attended the KCOY turkey fundraiser and was at the Rescue Mission event at the Fairgrounds. She wished her granddaughters happy birthday.

Mayor Patino reported she went to the Edwards Cinema Fundraiser opening, which raised donations given to PLAY, United Way, and Youth and Family (a total of slightly more than $80,000). City Manager Haydon added that more than 8,400 individuals attended opening day setting a record for theatre openings in the Nation. Mayor Patino went on to report that she, Chief Orr, Chief Martin, and City Manager Haydon spent the day in Santa Barbara and spoke before the County Board of Supervisors regarding the Santa Maria Branch Jail on Foster Road and the need to increase their hours of operation. She cited a strong showing by North County officials. The Board voted to allocate $272,000 in support of the Santa Maria Branch Jail and increasing their hours to a 24-hour/day facility. The change will take effect January 1st beginning with 17 hour days of operation. By July 1st the facility will be a 24-hour operation. Much travel time and transportation hours have gone into moving prisoners to and from Santa Barbara and Santa Maria. Efforts with the jails have also taken officers off the streets and used up time that could have been spent at the office or working in the field.

ADJOURNMENT:

There being no further business to come before the City Council, Mayor Patino declared the meeting adjourned at 7:17 p.m. in memory of Robert "Bobby" Acquistapace who passed away unexpectedly. Bobby graduated from Thatcher High School in Ojai in 1968 and from UC Davis in 1972. He was commissioned as a Second Lieutenant in the Army and was discharged a Captain after 8 years. He joined his father's insurance business following that. He was named Santa Maria Citizen of the Year in 2012. Mr. Acquistapace rode in the Elks Rodeo Parade in 1961 as the Junior Grand Marshal. In 2011, 50 years after that appearance, he rode as the parade's Grand Marshal. He served as the Elks Rodeo Chairman from 1977 to 2009. In 2004, he also helped revive the Elks Minetti Mini Rodeo, which takes thousands of third- and fourth-graders to the rodeo grounds. He was a member of the local Elks Lodge for 40 years, and was active in assorted other organizations including The Rotary Club of Santa Maria, Los Alamos Valley Men's Club, Santa Maria Riding and Roping Club, Santa Maria Valley Economic Development Association, Vaqueros de Los Ranchos, Rancheros Visitadores, and the Society of Los Alamos.

APPROVED

12/17/13
Date

M. Beth Cleary
Beth Cleary
Deputy City Clerk of the City of Santa Maria and
ex officio Clerk of the City Council

Alice M. Patino
Alice M. Patino
Mayor of the City of Santa Maria

ATTEST

M. Beth Cleary
Beth Cleary
Deputy City Clerk